

STATE OF SOUTH CAROLINA }
~~COUNTY OF SPARTANBURG~~
 GREENVILLE COUNTY } MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Larry Lee Cooper, Jr. SEND GREETINGS:

WHEREAS, I the said Larry Lee Cooper, Jr.

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of SIXTY-EIGHT HUNDRED and no/100----- (\$ 6,800.00) Dollars, with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

Fifty-seven and 39/100----- (\$ 57.39) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said Larry Lee Cooper, Jr.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the said

Larry Lee Cooper, Jr.

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the South side of Drayton Drive, in Chick Springs Township, and being known and designated as lot no. Twenty-six (26) of the Fleming Heights property as shown on plat prepared by Robert Jordan, Surveyor, dated Sept. 27, 1957 and which plat has been recorded in the R. M. C. Office for said County in Plat Book KK, page 113, and having the following courses and distances, to-wit: Beginning at a Stake on the South side of Drayton Drive at the joint front corner of lots nos. 26 and 27 as shown on said plat, and running thence S.0-35 W.282.6 feet to an Iron Pin at the joint rear corner of lots nos. 26 and 30 as shown on said plat, thence N.65-25 E.113.8 feet to an Iron Pin at the joint rear corner of lots nos. 25 and 26, thence with the joint property line of said last two mentioned lots N.0-35 E.234 feet to a Stake on South side of Drayton Drive, thence with the South side of Drayton Drive N.89-25 W.102.8 feet to the beginning point. Bounded on the North by Drayton Drive, on East by said lot no. 25, on South by lands of unknown parties, and on West by said lots nos. 30 and 27. This being the same property which was conveyed to mortgagor herein by B. T. Green by deed dated Nov. 26, 1958 and which deed will be recorded forthwith in said office.